



City of El Paso – City Plan Commission Staff Report

Case No: PZDS11-00024
Application Type Detailed Site Development Plan Review
CPC Hearing Date November 17, 2011
Staff Planner Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location 10626 McCombs Street
Legal Description Lot 1A, Block 3, McCombs Subdivision Replat "A", City of El Paso, El Paso County, Texas
Acreage 0.594 acres
Rep District 4
Existing Use Apartment Complex
Existing Zoning C-1/sc (Commercial/special contract)
Request Detailed Site Plan Review per Ordinance No. 2789, dated November 15, 1962
Propose Use Apartment Complex

Property Owner Paseo Properties
Applicant Kelly Pacheco
Representative Guillermo Miranda

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwelling
South: C-1/sc (Commercial/special contract) / Convenience store with gas pump
East: R-3/sc (Residential/special contract) / Single-family dwelling
West: R-3 (Residential) / Single-family dwelling and Church

THE PLAN FOR EL PASO DESIGNATION: Residential (Northeast Planning Area)

Nearest Park: Veterans Park (3,819 feet)

Nearest School: Fannin Elementary School (4,487 feet)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice.

APPLICATION DESCRIPTION

The applicant is requesting a Detailed Site Development Plan Review as required by Ordinance No. 2789, dated November 15, 1962 (see Attachment 4, page 7-9). The site plan shows 14 apartment units, 27 parking spaces, and 3 bicycle parking spaces. Access to the subject property is proposed from McCombs Street.

DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

The Plan for El Paso-City-Wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.

- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the C-1 (Commercial) District is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

Engineering & Construction Management Services Department – Plan Review

Recommends approval.

Engineering & Construction Management Service Department – Landscaping

It will meet the minimum requirements.

Engineering & Construction Management Services Department – Land Development

General Comments:

1. The Site is under the Flood Zone "AH", Preliminary and Final Elevation Certificate shall be required.*
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall be required. *
4. Storm Water Pollution Prevention Plan and/or permit required*
5. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section. *
6. Coordination with TXDOT for access and drainage on Mc Combs Drive. *
7. Provide all required information to the "Ponding Area" as per Subdivision Code Requirements. The Subdivision is within Flood Zone "AH", FIRM # 480214 0015 D, dated January 03, 1997. *

*This requirement will be applied at the time of development.

Department of Transportation

Department of Transportation recommends approval of the proposed detailed site plan.

Notes:

1. Access to McCombs Drive shall be coordinated with TXDOT.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

Fire Department

No objections.

El Paso Water Utilities

We have reviewed the detailed site development plan review described above and provide the following comments:

EPWU-PSB Comments

1. McCombs St. from Loop 375 (Transmountain Rd.) north to Martin Luther King, Jr. Blvd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within this right-of-way require written permission from TxDOT.

Water:

2. There is an existing 12-inch diameter water main extending along Mc Combs Street that is available for service, the water main is located approximately 19.5-feet west from the center right-of-way line.

3. There is an existing 30-inch diameter transmission water main extending along Mc Combs Street, the water main is located approximately 16.5-ft east from the center right-of-way line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Mc Combs Street that is available for service, the sewer main is located approximately 60-feet east from the center right-of-way line.

5. There is an existing 15-inch diameter sanitary sewer main extending along Mc Combs Street that is available for service, the sewer main is located approximately 65-feet west from the center right-of-way line.

General:

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

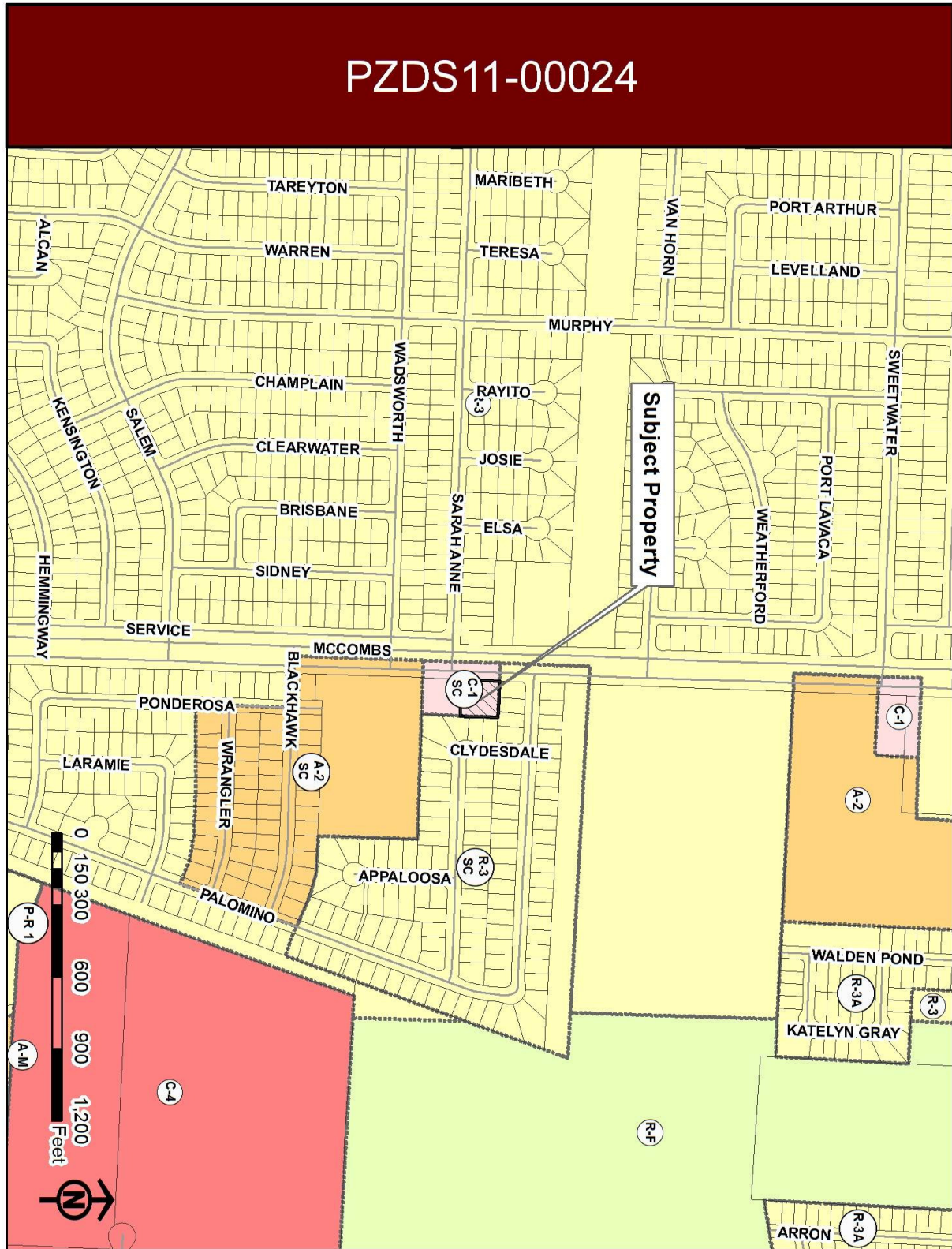
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Ordinance No. 2789, dated November 15, 1962

ATTACHMENT 1: ZONING MAP

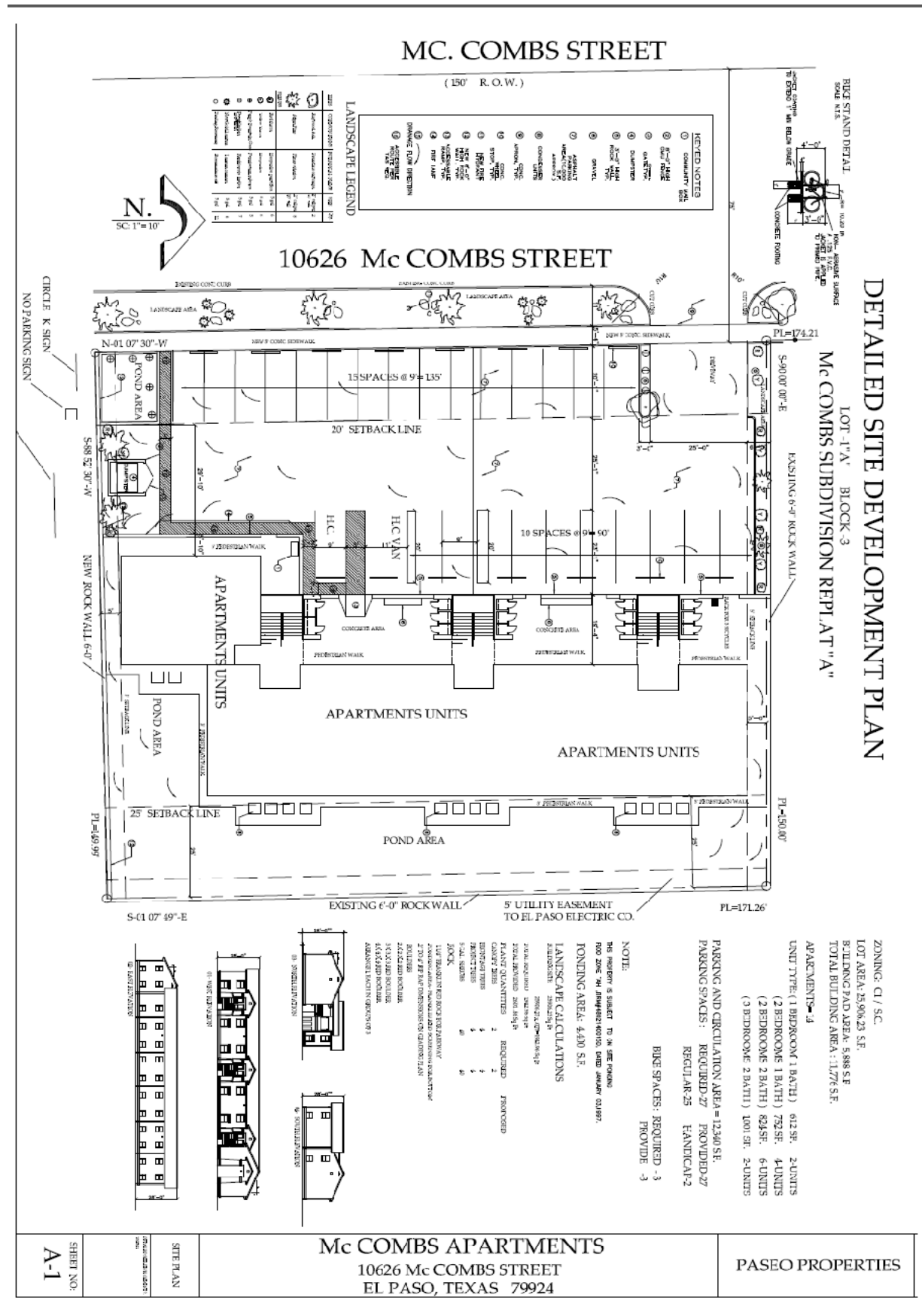


ATTACHMENT 2: AERIAL MAP

PZDS11-00024



PZDS11-00024



ATTACHMENT 4: ORDINANCE NO. 2789, DATED NOVEMBER 15, 1962

2789

I CERTIFY THAT THE FOLLOWING ZONING MAP
HAVE BEEN REVISIONED

4-26-62
4-21-62

11-21-62
11-21-62

Robert Plunkett

AN ORDINANCE CHANGING THE ZONING OF LOTS
13 THROUGH 23, BLOCK 122; ALL LOTS IN BLOCK
123; LOTS 1 THROUGH 13 IN BLOCK 124 AND LOT 1
IN BLOCK 125, SUN VALLEY NO. 13; AND A PORTION
OF SECTION 31, BLOCK 80, TOWNSHIP 1, T. & P.
RR SURVEYS, NORTH OF SUN VALLEY NO. 13, THE
PENALTY BEING THE SAME AS PROVIDED IN SECTION
25-10 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 13 through 23 in Block 122; all the lots in
Block 123; Lots 1 through 13 in Block 124, and Lot 1 in Block 125 of the
Sun Valley No. 13; a portion of Section 31 in Block 80, Township 1, T. &
P. R. R. Surveys, north of Sun Valley No. 13, as more particularly de-
scribed by metes and bounds below, be changed to A-2 within the meaning
of the Zoning Ordinance, and the zoning map of the City be revised accordingly:

Beginning at the southwest corner of said Section 31; thence North
1° 07' 30" West 2219.70 feet and east 75.01 feet to the true beginning point,
and southwest corner of this parcel being described;

Thence from said true beginning point North 1° 07' 30" West 1035.27
feet to a point;

Thence East 1535.43 feet to a point;

Thence South 17° 58' 02" West 1154.88 feet to a point;

Thence North 73° 01' 58" West 100.00 feet to a point;

Thence North 16° 58' 02" East 10.00 feet to a point;

Thence North 73° 01' 58" West 264.28 feet to a point;

Thence South 88° 52' 30" West 723.36 feet to a point;

Thence South 1° 07' 30" East 30.00 feet to a point;

Thence South 88° 52' 30" West 110.00 feet to the place of beginning
and containing 31.927 acres of land, more or less.

PASSED AND APPROVED this 15th day of November, 1962.

Robert Plunkett
Mayor

ATTEST:

James
(City Clerk)

CONTRACT

This contract, made this 15th day of November, 1962,
by and between R. N. Compton (not joined by his wife because the property
hereinafter described is not and never has been any part of his homestead)
First Party, and the City of El Paso, Second Party, witnesseth:

Application has been made to the City Council for rezoning of the
following described property:

Lots 13 through 23 in Block 122;

All of the lots in Block 123;

Lots 1 through 13 in Block 124;

Lot 1 in Block 125; all these being in Sun Valley No. 13.

A portion of Section 31 in Block 80, Township 1, T. & P.
RR Surveys, north of Sun Valley No. 13, more particularly
described by metes and bounds as follows:

Beginning at the southwest corner of Section 31; thence North
1° 07' 30" West 2219.70 feet and east 75.01 feet to the true be-
ginning point, and southwest corner of this parcel being describe:

Thence from said true beginning point North 1° 07' 30" West
1035.27 feet to a point;

Thence East 1535.45 feet to a point;

Thence South 17° 58' 02" West 1154.88 feet to a point;

Thence North 73° 01' 58" West 100.00 feet to a point;

Thence North 16° 58' 02" East 10.00 feet to a point;

Thence North 73° 01' 58" West 264.28 feet to a point;

Thence South 88° 52' 30" West 723.36 feet to a point;

Thence South 1° 07' 30" East 30.00 feet to a point;

Thence South 88° 52' 30" West 110.00 feet to the place of
beginning and containing 31.927 acres of land, more or less.

In order to remove certain objections to such rezoning, First Party has
agreed to put the following restrictions on said property if it is rezoned:

- (1) The first building will be started within two years;
- (2) The development coincides generally with the plans submitted to the Plan Commission; and
- (3) A building permit should not be issued until the Plan Commission has seen the plans.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind the First Party and his successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

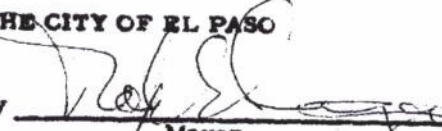
The City may enforce this agreement by injunction or any other legal or equitable remedy.

The City Council of the City of El Paso may release the above restriction and covenant in its discretion without the consent of any third person who may be benefited thereby.

Witness the following signatures and seal:



R. N. Compton

THE CITY OF EL PASO

by _____
Mayor

ATTEST.